

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: **Bridgeville 90 Acres (formerly Reynolds Farm)**

2. Location (please be specific): **Located on Route 13 Northbound between the intersection with Cannon Road and Seashore Highway. Currently located just east of the Town of Bridgeville limits, but undergoing annexation with the Town.**

3. Parcel Identification #: **1-31-15.00-19.00**

4. County or Local Jurisdiction Name: **Town of Bridgeville
(Pending Annexation)**

5. Owner's Name: **Robert Bruce & Kathleen W Reynolds**

Address: **71 Bristole Cone Drive**

City: **Bear**

State: **DE**

Zip: **19701**

Phone: **302.836.3106**

Fax: **302.836.2047**

Email: **N/A**

6. Applicant's Name: **Highway One, L.P.**

Address: **113 Dickinson Street**

City: **Dewey Beach**

State: **DE**

Zip: **19971**

Phone: **302.227.3888**

Fax: **302.**

Email: **john@highwayonelp.com**

7. Project Designer/Engineer: **Element**

Address: **18335 Coastal Highway, Suite C**

City: **Lewes**

State: **DE**

Zip: **19958**

Phone: **302.645.0777**

Fax: **302.645.0177**

Email: **doug@elementdg.com**

8. **Please Designate a Contact Person, including phone number, for this Project: Douglas M. Warner, P.E. 302.645.0777**

Information Regarding Site:

| | |
|---|--|
| <p>9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision</p> | |
| <p>10. Brief Explanation of Project being reviewed: The project includes approximately 603,500 square feet of mixed commercial development in the Town of Bridgeville. (Pending Annexation)</p> | |
| <p>11. Area of Project(Acres +/-): 89.98 +/- acres</p> | |
| <p>12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input checked="" type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only) Nearly all of the site (approximately 98%) is within Level 2, however, a small portion of the southeastern corner is Level 3 once the property is annexed into the Town, it is anticipated that the site would then be within Level 1.</p> | |
| <p>13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. N/A</p> | |
| <p>14. Present Zoning: AR-1 (Sussex County)</p> | <p>15. Proposed Zoning: C-1 (Town of Bridgeville)</p> |
| <p>16. Present Use: Farmland</p> | <p>17. Proposed Use: Commercial</p> |
| <p>18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Site was previously agriculture farmland. There are no known chemical or hazardous substances.</p> | |
| <p>19. Comprehensive Plan recommendation: Within Annexation Area of the Town of Bridgeville's Growth and Annexation Plan. Within Developing Area of Sussex County's Future Land Use Plan. If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/></p> | |
| <p>20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Bridgeville (through Tidewater) Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? TBD How will this demand be met? To Be Coordinated with Tidewater during Annexation.</p> | |
| <p>21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Bridgeville (through Tidewater)</p> | |
| <p>22. If a site plan please indicate gross floor area: N/A</p> | |
| <p>23. If a subdivision: <input checked="" type="checkbox"/> Commercial (603,500 +/- square feet of Mixed Commercial Use) <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use</p> | |

| | |
|--|--|
| 24. If residential, indicated the number of number of Lots/units: N/A Gross Density of Project: Net Density Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc. | |
| 25. If residential, please indicate the following: N/A Number of renter-occupied units: Number of owner-occupied units: Target Population (check all that apply): Renter-occupied units <input type="checkbox"/> Family <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55) Owner-occupied units <input type="checkbox"/> First-time homebuyer – if checked, how many units <input type="checkbox"/> Move-up buyer – if checked, how many units <input type="checkbox"/> Second home buyer – if checked, how many units <input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55) | |
| 26. Present Use: % of Impervious Surfaces: 0 Square Feet: 0 | Proposed Use: % of Impervious Surfaces: 67.0% Square Feet: 60 +/- Acres |
| 27. What are the environmental impacts this project will have? Site is an existing farm field that will be converted to commercial usage. Only a minimal amount of newly disturbed area will be created through the site plan. How much forest land is presently on-site? 7.33 +/- Acres How much forest land will be removed? 3.0 +/- Acres Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Approximately 95% of the site is within a Poor Recharge Zone, with a small portion of the southwestern corner being in the Fair Recharge Zone. Recharge potential maps are available at Kent County http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf Sussex County http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources. http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm Does it have the potential to impact a sourcewater protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Site is within Zone X, unshaded, per FEMA Flood Insurance Rate Map 10005C0275. Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please include this information on the site map. | |

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No **Within the Priestly Tax Ditch in the southwest corner of the site.**

Are the wetlands: ☐ Tidal Acres
☒ Non-tidal Acres **0.15 +/- Acres**

If "Yes", have the wetlands been delineated? ☐ Yes ☒ No **A preliminary wetland evaluation was performed by Environmental Resources, Inc. on 19 September 2006. A formal delineation will be performed as the site plan moves forward.**

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

30. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☒ Yes ☐ No

If yes, please list name: **The Priestly Tax Ditch runs adjacent to the southwestern property corner for approximately 300 feet and per DNREC's Drainage Program has a 250' right-of-way from the centerline of ditch within the site. Element will work with the Drainage Program to reduce the right-of-way in this area, as it appears that this is the upstream end of ditch where maintenance and disposal is not as critical.**

32. List the proposed method(s) of stormwater management for the site: **Underground storage with possible wet and/or dry ponds; infiltration if feasible.**

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): **Priestly and/or Ake Tax ditches. The site is fully contained within the Priestly Tax Ditch drainage boundary (approximately 70% of the site) and the Ake Tax Ditch drainage boundary (approximately 30% of the site).**

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? **44.98 +/- Acres**

Open space proposed (not including stormwater management ponds and waste water disposal areas) **35 +/- Acres** acres/Sq ft.
The stormwater management has not been designed at this time, however it is anticipated that the majority will be located underground.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **Passive (preserved forest and wetland buffers, landscaped areas, stormwater management)**

Where is the open space located? **Throughout the development.**

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☒ Yes ☐ No If "Yes," what are they? **Tax Map # 131-15.00-27.00, Agricultural Preservation**

35. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☒ No If "Yes," what are they?

36. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected **50 foot forested buffer (9.12 acres) around site**

Acres on-site that will be restored **N/A**

Acres of required wetland mitigation **N/A**

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **A combination of DNREC and SCD approved BMP's will be implemented. The focus will be on green BMP's for water quality management. Underground Storage with wet and/or dry ponds to be implemented as necessary for quantity control. All applicable erosion and sediment measures (per SCD) will be utilized.**

Buffers from wetlands, streams, lakes, and other natural water bodies **50 foot wetland buffer**

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No
Nuisance species control will be implemented through proper BMP and vegetation design. The onsite practices will be continuously maintained via a property owner controlled maintenance program with an approved subcontractor.

38. Will this project generate additional traffic? ☒ Yes ☐ No **A Traffic Impact Study is currently being performed and will be submitted to DelDOT upon its completion. Scoping Meeting held with DelDOT in regards to the project on 25 March 2008.**

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season **Approximately 18,140 trips/day using ITE's Trip Generation, 7th Edition assumptions for a Shopping Center with 70% of the total building space as leaseable space.**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **Approximately 5-10%**

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. **One proposed entrance on Route 13 (Sussex Highway) across from the recently constructed entrance to Heritage Shores. Four existing travel lanes (two northbound, two southbound) currently separated with a mediam; widths/shoulders unknown.**

40. Will the street rights of way be public, private, or town? **The streets will be Public and maintained by the Town of Bridgeville or as agreed upon with the Town during Site Plan Approval.**

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☒ Yes ☐ No **The Corridor Capacity Preservation Program has already been contacted in regards to this project, and indicated that their comments will be included in the Traffic Impact Study process.**

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. **Future connection points have been provided for all three sides of the site not bordering Route 13 in anticipation of future development.**

43. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No

44. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☒ Yes ☐ No

If yes, please List them: Solid waste will be generated during building construction, however it is not anticipated that any special permits will be required for disposal. Adequate dumpster size and locations for the commercial units' daily generated solid waste will be coordinated with the service provider.

45. Please make note of the time-line for this project: Build-out 2018.

I hereby certify that the information on this application is complete, true and correct to the best of my knowledge.

Signature of property owner

Signature of Person completing form

(If different than property owner)

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.






EXHIBIT M: Rendered Site Plan

PLUS SUBMITTAL: 01 APRIL 2008



















e0819 Bridgeville 90 Acres - Town of Bridgeville, Sussex County, DE



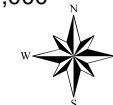
- 
 Paved Area = 46.1+/- acres total
 (13.9+/- acres Roadway)
 (32.2+/- acres Parking)
- 
 Roof Area = 13.9+/- acres
- 
 Open Space = 13.9+/- acres
 (Buffers, Landscaping, Stormwater)

Preliminary Land Use Service (PLUS)

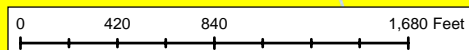
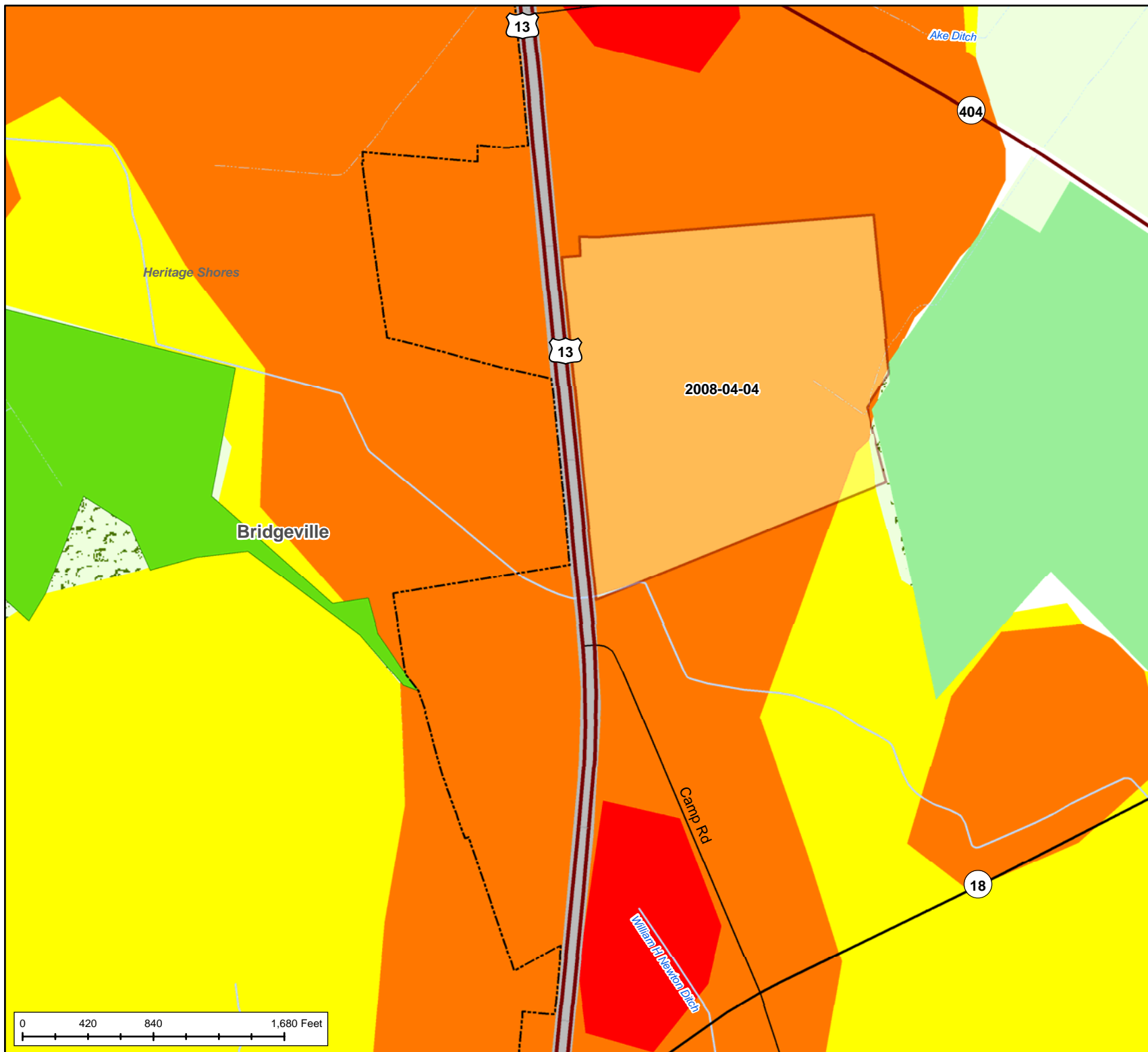
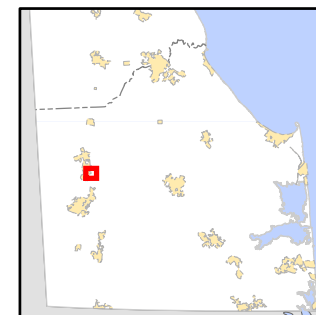
Bridgeville 90 acres
2008-04-04

-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture
- State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)

1:10,000



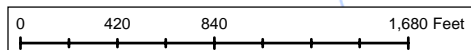
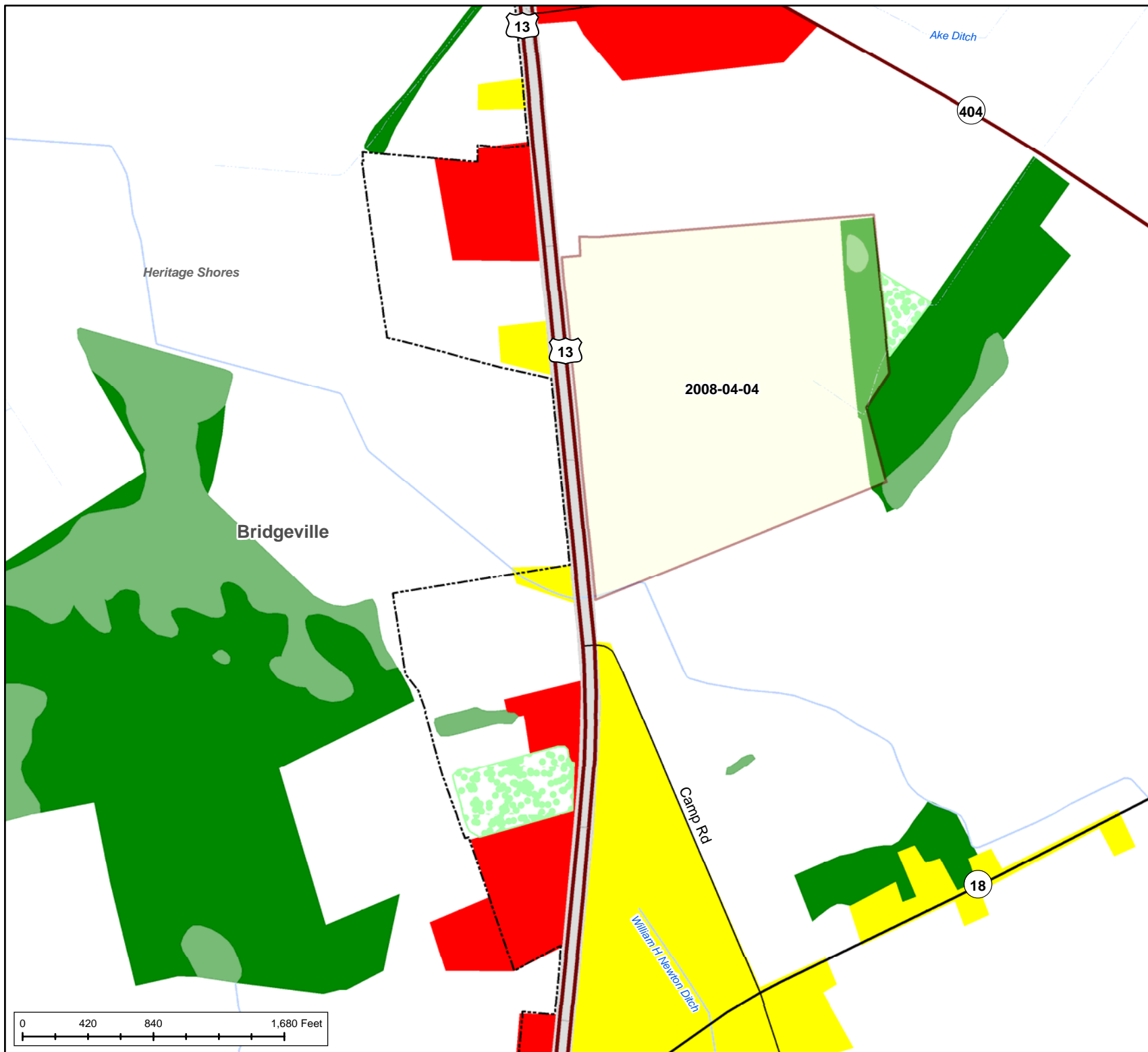
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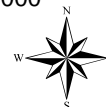
Preliminary Land Use Service (PLUS)

Bridgeville 90 acres
2008-04-04

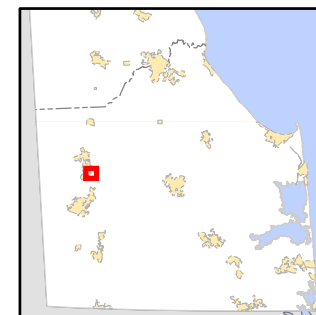
- Project Areas
- Municipalities
- 2002 Land Use/Land Cover
 - Residential
 - Commercial/Urban
 - Industrial
 - Trans./Comm./Utilities
 - Institutional/Governmental
 - Recreational
 - Agriculture
 - Scrub/Clear Cut
 - Forest
 - Water
 - Wetlands/Wet Woods
 - Beach/Sandy Area
 - Extraction/Transition



1:10,000



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Preliminary Land Use Service (PLUS)

Bridgeville 90 acres
2008-04-04

-  Project Areas
-  Municipalities



2006 Orthophotography
courtesy of USDA (NAIP).

1:4,110



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